A historical black and white photograph of a two-story brick building, identified as 1315 Duke Street (Freedom House). The building has a prominent sign on its facade that reads "PRICE, BIRCH & CO" in large, bold letters, with "DEALERS IN SLAVES." written in smaller letters below it. The building has several windows, some of which are boarded up. In the foreground, there are bare trees and a dirt area. A few people are visible: two men are sitting on a bench in front of the building, and another person is standing to the right. The overall scene is somber and historical.

1315 DUKE STREET (FREEDOM HOUSE) HISTORIC STRUCTURE REPORT

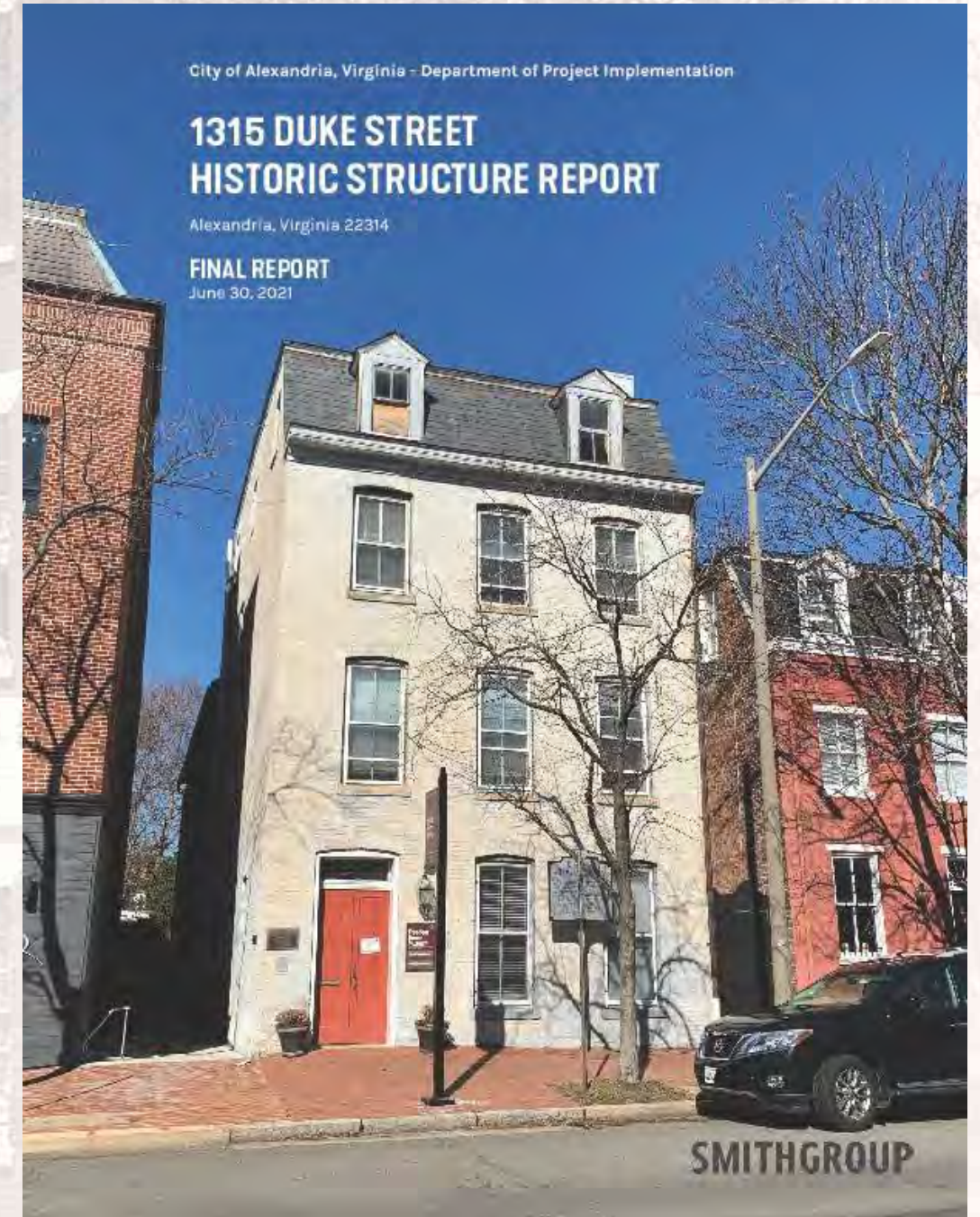
**PUBLIC PRESENTATION
OCTOBER 28, 2021**



WELCOME FROM THE OFFICE OF HISTORIC ALEXANDRIA

OVERVIEW OF TODAY'S PRESENTATION

1. INTRODUCTIONS
2. PROJECT BACKGROUND
3. INVESTIGATIVE PROCESS
4. BUILDING HISTORY AND SIGNIFICANCE
5. PERIODS OF DEVELOPMENT
6. PERIOD OF SIGNIFICANCE
7. PHYSICAL DESCRIPTION AND INVENTORY
8. CONDITIONS ASSESSMENT
9. WORK RECOMMENDATIONS
10. TREATMENT AND USE - OPTIONS & RECOMMENDATIONS
11. FURTHER RECOMMENDATIONS AND STUDIES





PART 1 INTRODUCTION

PROJECT TEAM

TEAM ASSEMBLY





PART 2 PROJECT BACKGROUND

PROJECT BACKGROUND

PROJECT SCOPE

- Prepare an HSR for 1315 Duke Street that can serve as a road map for the future rehabilitation of the building to become a museum dedicated to telling the history of slave trade at this site as well as the legacy of domestic slavery in the Chesapeake Region and across the Nation.
- Prepare a comprehensive historical background and context regarding the property along with a chronology of its development and use.
- Fully assess the building and its current systems and provide recommendations to mitigate identified deficiencies.
- Identify a Period of Significance and make work recommendations and options for treatment and use.



PROJECT BACKGROUND

PROJECT GOALS

1) **Research and physical investigations** were to clarify areas of the building history:

- Sequence of building alterations through history
- Significance of the site
- Similarities to other Slave Pens in the Chesapeake Region

2) **Documentation** of the team research was to be provided in the following format:

- Existing building configuration in drawing format
- Digital scans that can translate to future 3D drawings and models
- Photographs that document existing conditions
- Bibliography that identifies primary sources

3) **Conditions Assessment** was to identify deficiencies in the building components & systems and to make recommendations for correcting noted deficiencies for the following items:

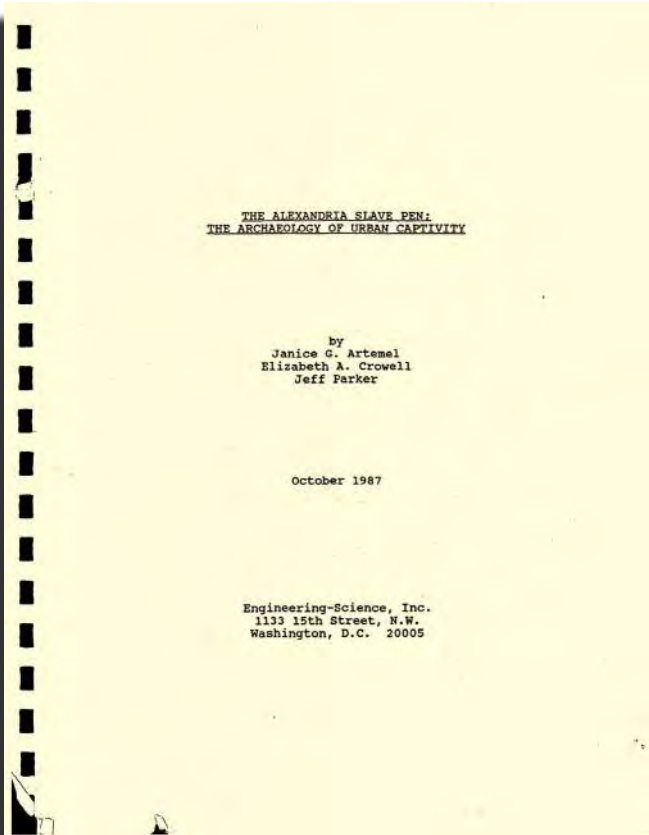
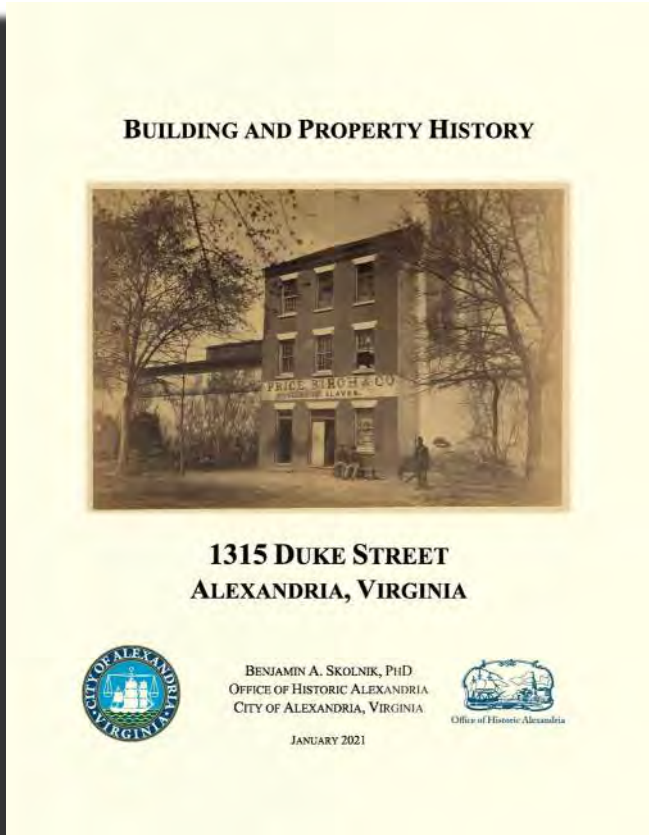
- Exterior and interior building materials
- Exterior and interior building features and finishes
- Structural systems and building stability with per floor load capacity evaluation
- Interior space use and conditions
- Mechanical/Electrical/Plumbing Systems
- Fire Alarm/Fire Protection/Life Safety Systems
- Materials sampling and lab testing & analysis
- Accessibility
- Code Compliance



PROJECT BACKGROUND

PRIOR RESEARCH AND DOCUMENTATION

- 1) Building Property and History, Benjamin Skolnik, PhD, 2021
- 2) Alexandria Slave Pen – Archaeology of Urban Captivity, Artemel, et el, 1987.
- 3) National Register of Historic Places Nomination, 1976



Form No. 10-300 (Rev. 10-78)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME
HISTORIC
Franklin and Armfield Office
AND/OR COMMON
1315 Duke Street Apartments

2 LOCATION
STREET & NUMBER
1315 Duke Street
CITY/TOWN
Alexandria
STATE
Virginia
VICINITY OF
8
COUNTY
Alexandria
CODE
510

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> OTHER Apartments

4 OWNER OF PROPERTY
NAME
Edward J. Hunter and James B. Knox, Jr.
STREET & NUMBER
1311 Duke Street
CITY/TOWN
Alexandria
STATE
Virginia

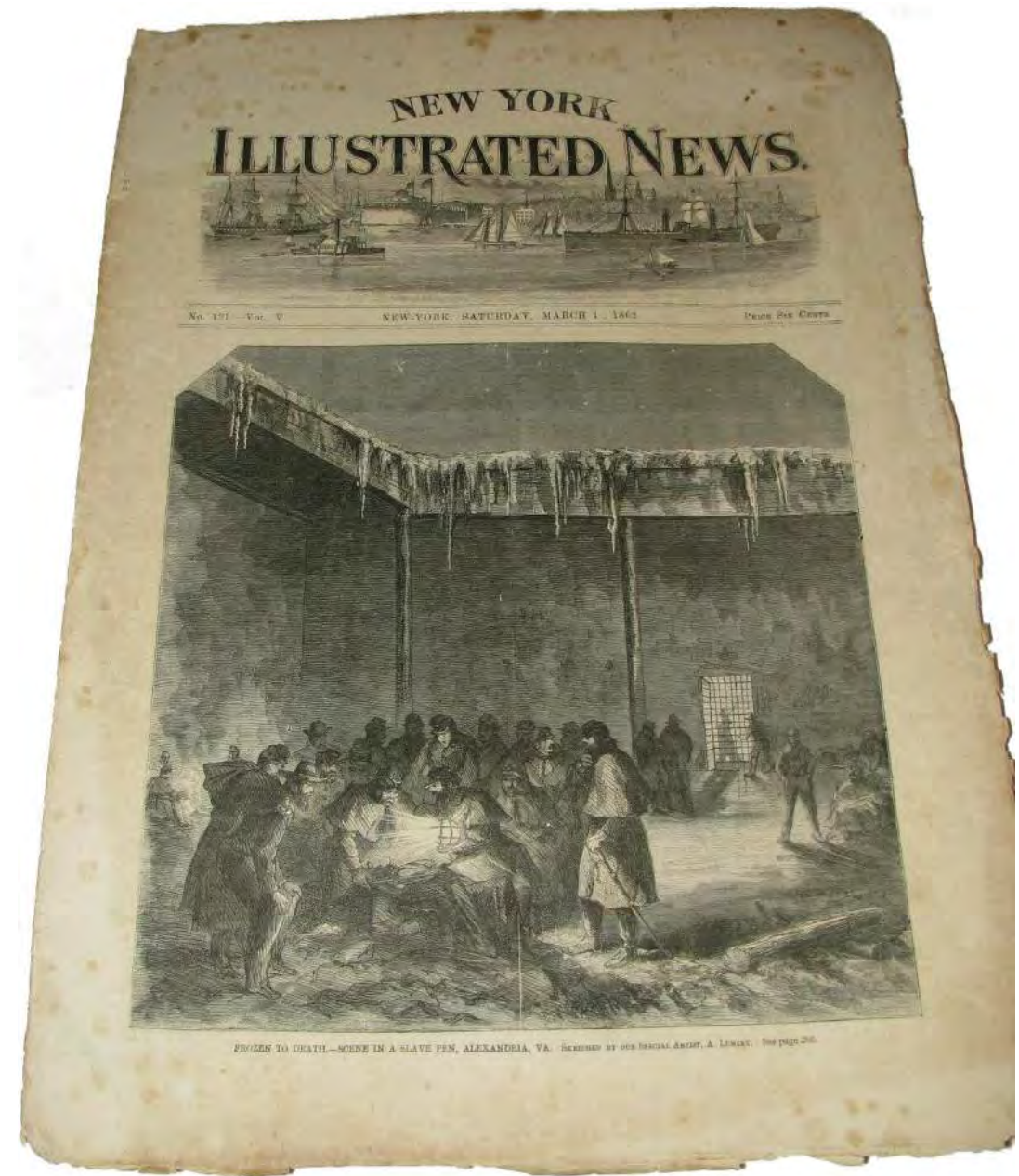
5 LOCATION OF LEGAL DESCRIPTION
COURTHOUSE
REGISTRY OF DEEDS, ETC.
Alexandria City Hall
STREET & NUMBER
100 North Fairfax
CITY/TOWN
Alexandria
STATE
Virginia

6 REPRESENTATION IN EXISTING SURVEYS
THE Historic Alexandria Virginia Street by Street: A Survey of
Existing Early Buildings. Historic Alexandria Foundation.
DATE
1976
FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL ☒
DEPOSITORY FOR
SURVEY RECORDS
Historic Alexandria Foundation
CITY/TOWN
Alexandria
STATE
Virginia

PROJECT BACKGROUND

RESEARCH GOALS AND QUESTIONS

- 1) Establish the general building sequence (construction/ use/ demolition/ renovation)
- 2) Establish if there is surviving fabric from the original residence and how much original fabric associated with the Period of Significance survives.
- 3) Identify as best as possible the original floor plan of the existing structure
- 4) Identify the use of the basement during the Slave Pen era
- 5) Understand how the first floor functioned as a show room during the Slave Pen era
- 6) Determine the building alterations post-1861 to the present
- 7) Identify as best as possible what fabric survives from the slave pen period
- 8) Categorize remaining elements of the building and provide identification to specific time periods
- 9) Explore the possibility of returning south façade to the appearance during Period of Significance.





PART 3 INVESTIGATIVE PROCESS

INVESTIGATIVE PROCESS

REVIEW OF EXISTING DOCUMENTATION

- Historic photos and artistic renderings from 1836-1900
- Historic maps ranging from 1851 to 2019
- Drawings documenting various building alterations
- Previous reports that reviewed hazardous materials and the fire alarm systems
- Additional research on slave trade in the region such as *A History of the Slave Trade in Washington* by Mary Beth Corrigan (2001)



INVESTIGATIVE PROCESS

SITE VISITS

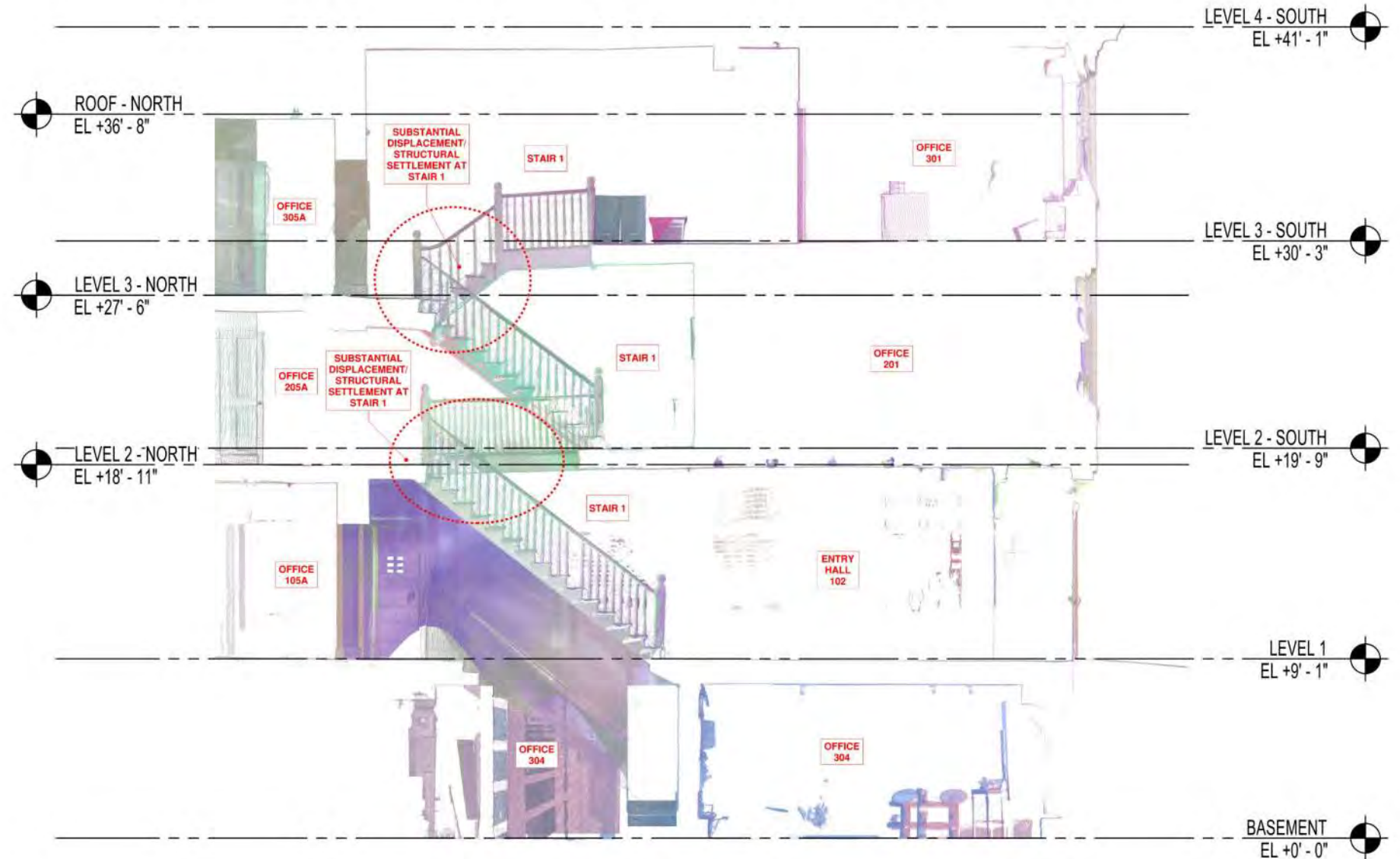
- Began with a non-destructive visual survey by all disciplines, including historians, architects, engineers, and building conservators
- We sought to understand the existing building conditions and uncover clues to its history and evolution.
- All modern systems were evaluated including mechanical, electrical, fire protection, and fire alarm systems to document current conditions
- The City of Alexandria provided access to a bucket truck to gain the best vantage points for our survey.



INVESTIGATIVE PROCESS

LASER SCANNING

- Used FARO 3D laser scanner
- Point cloud data supported the creation of highly accurate drawings
- Support the creation of a REVIT model that served to develop chronology diagrams
- Highlighted structural issues that have resulted in significant deflection at the primary staircase



INVESTIGATIVE PROCESS

INVESTIGATIVE PROBES

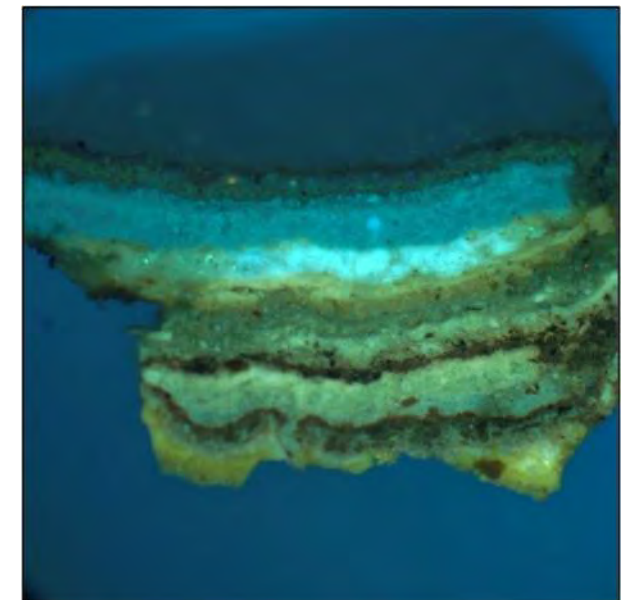
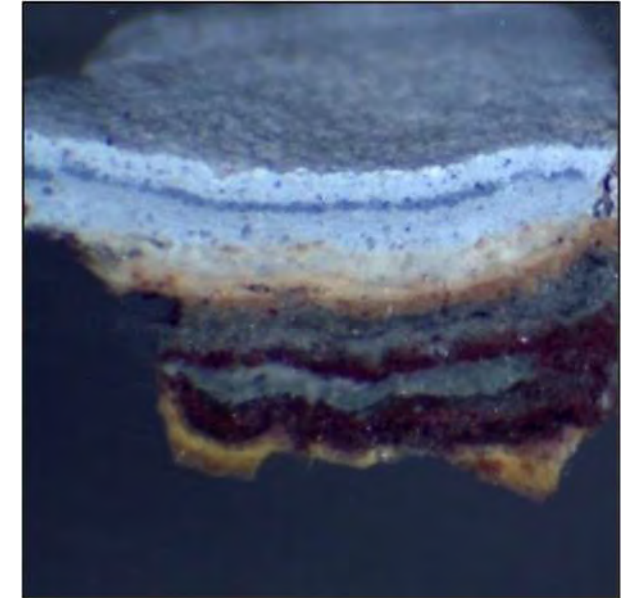
- 19 probes implemented to reveal more information about what existing historic fabric remained
- Opening of walls revealed historic plaster, concealed doors, and structural framing



INVESTIGATIVE PROCESS

HISTORIC FINISHES ANALYSIS

- Jablonski Building Conservation gathered paint and mortar samples from various locations around the interior and exterior of the building
- Mortar analysis was somewhat inconclusive as the building was repointed in 1985
- Paint analysis of samples taken from brick, wood, and plaster revealed that some of the finishes dated to the 1870's or early 1900's
- Finishes analysis process informed an understanding of the age of various components of the building



HISTORIC IMAGE ANALYSIS

- IMAGE D**

THIS IMAGE POSSIBLY DATES TO FEBRUARY 1862 IMMEDIATELY AFTER UNION SOLDIER PROZE TO DEATH. IT IS POSSIBLE THAT THE CONSTRUCTION OF THE FULL ROOF WITH CONTINUOUS MONITOR COINCIDED WITH CONSTRUCTION OF THE PRISON CELLS SEEN ALONG THE NORTH WALL OF THE MENS' YARD

E-10: PERIOD 3 INCREASE IN HEIGHT OF WALL APPROXIMATELY 4-6 FEET (3 BRICK COURSES). THE LACK OF WHITEWASH IN THIS AREA AND CHARRED WHITEWASH AS SEEN BELOW LEADS TO THE BELIEF THIS WALL WAS INCREASED IN HEIGHT AFTER FEBRUARY 4, 1862 FOLLOWING SOLDIER FREEZING TO DEATH (FEBRUARY 1862) AS THE FACE OF THIS BRICK WAS NEVER AN INTERIOR CONDITION.

E-8: CHARRED BRICK RESULTING FROM A FIRE LOCATED ADJACENT TO WALL ASSOCIATED DOCUMENTATION OF THIS FIRE MAY BE SEEN IN THE NEW YORK ILLUSTRATED WHICH SHOWS A FIRE ALONG WHAT IS ASSUMED TO BE THE NORTH WALL OF THE MENS' YARD.

E-11: ROOF RAFTERS ABOVE MENS' YARD. FULL ROOF WITH CONTINUOUS MONITOR INSTALLED AFTER FEBRUARY 4, 1862 FOLLOWING SOLDIER FREEZING TO DEATH (FEBRUARY 1862). FULL ROOF WITH TWO (2) SEPARATE LANTERNS INSTALLED BETWEEN MARCH, APRIL 1864 AND APRIL 1865.

E-4: ASSUMED PROJECTION OF L SHAPED REVERSE SLOPE SHED ROOF AT NORTH AND EAST SIDES OF THE MENS' YARD AS DEPICTED IN THE NEW YORK ILLUSTRATED NEWS IMAGE PUBLISHED IN MARCH 1862.

E-4: DOES THE LINE OF THE WHITEWASH CORRELATE TO THE PERIOD 1 CONSTRUCTION IN THE CENTRAL PASSAGE, PARTICULARLY WHERE THE WHITEWASH STOPS A CORNER EXISTED TO FRAME THE EDGE OF A GABLE ROOF? WHEN THE GABLE ROOF WAS REMOVED AND THE MENS' YARD ROOF CONSTRUCTED, THIS END WALL WAS MODIFIED AND INCREASED IN HEIGHT TO COMPLETE THE GABLE END OF THE ROOF SUPPORT?

E-7: BEAM SUPPORT OF EARLIER SHED ROOF WHICH ALONG WITH HEAVY TIMBER WOOD POST BELOW

M.O. 234 LOCATED ADJACENT TO MASONRY RUFFL SEEN IN THIS IMAGE

E-4: BRICK WALL IS LATER ADDITION AS BRICK IS NOT ENGRAVED WITH ADJACENT CORNER OF CENTRAL PASSAGE WEST WALL

E-10: MASONRY RUFFL ASSOCIATED WITH AN EARLIER WINDOW IN PERIOD 1

E-1: CIVIL WAR JAIL CELLS CONSTRUCTED WITHIN MENS' YARD. ABSENCE OF WHITEWASH CONTRIBUTES TO THE UNDERSTANDING THAT THESE WERE CONSTRUCTED DURING PERIOD 3 FOR UNION ARMY USE.

E-12: NOTE PERPENDICULAR BRICK WALL BEHIND ASSUMED TO BE PART OF AN ENCLOSURE AT THE CENTRAL PASSAGE

E-5: LOWER BRICK WALL CONSTRUCTED DURING PERIOD 2A - 2. 12-14 FT. WALL CONSTRUCTED 12-14 FT. HIGH WITH CORBELLED RAINFALL TOP EDGE WITH SLOPED SHED ROOF AT NORTH SIDE

E-17: CIVIL WAR GRAFFITI ON BRICK WALL

E-14: CIVIL WAR UNION SOLDIER

E-13: BELOW CORNER MASONRY WALLS HAND-MADE WITH FEATHERS (1862-1863) IN THE LINE ANCHORING CORNER SUPPORT (ARTIFICIAL ALL)

E-10: YARD PRISON CELL DOORS ON WALL HAVE SCREENTY RAILS INSTALLED EXHIBED TO THE ASSAULTERS THAT THEY WERE STILL IMPROVING CONSTRUCTION IN THIS HOUSE.

E-12: WOODWORKING FOR PERIOD 1 MUST TO CHERRY BRICK JAIL IS OVER THE JAIL DOORS ON THE TOP OF THE PRISON CHAIRS BURNED IN THE EAST ALLEYS DOCUMENTED IN THE PHOTO IS IN THE JAIL CHAIRS BURNED IN THE EAST ALLEYS.

E-16: HEAVY TIMBER WOOD FRAMED MAY BE ASSOCIATED WITH PERIOD 3 ROOF CONSTRUCTION CHAIRS MAY BE CONSTRUCTED THE FULL ROOF CONSTRUCTION

LEGEND

[TEXT] OVERLAY OF EXISTING FEATURES ON HISTORIC PHOTO/IMAGE

[TEXT] ANALYSIS OF FEATURES IDENTIFIED IN HISTORIC PHOTO/IMAGE





PART 4 BUILDING HISTORY AND SIGNIFICANCE

BUILDING HISTORY AND SIGNIFICANCE

THE DOMESTIC SLAVE TRADE

- Congress bans the trans-Atlantic slave trade in 1808
- During the early years of the interstate trade, speculators were typically small-scale operators who worked alone out of taverns or hotels
- Alexandria soon ranked second to Baltimore as a leading urban center for the slave trade in the Upper South
- In the 1820s, the interstate slave trade experienced a vast transformation in scale, geography, effectiveness, and profitability
- Traders established permanent places of operation
- Speculators began to use ocean-going vessels to transport large cargoes of enslaved people out of the Chesapeake
- Between 1820 and 1860, forced migration impacted an estimated 882,000 enslaved lives with 60-70 percent of this migration attributed to the slave trade

BUILDING HISTORY AND SIGNIFICANCE

SLAVE PENS IN THE CHESAPEAKE

- Slave pens in the Chesapeake operated by large-scale interstate dealers were sizeable establishments that could accommodate dozens or even hundreds of slaves
- In urban areas, slave pens were typically located a short distance from a wharf if located in a port city, at the outskirts of town along turnpikes, or near railroad stations
- A slave pen complex might include multiple structures – a residence for the business owner or employees, jails and yards for confining enslaved people, a boarding house for visiting traders, spaces to prepare and provide food and clothing, stables and sheds for staging supplies and transport
- The most notorious slave pens in the Upper South were operated by such men as William H. Williams in Washington, D.C., Franklin & Armfield in Alexandria, and Robert Lumpkin in Richmond

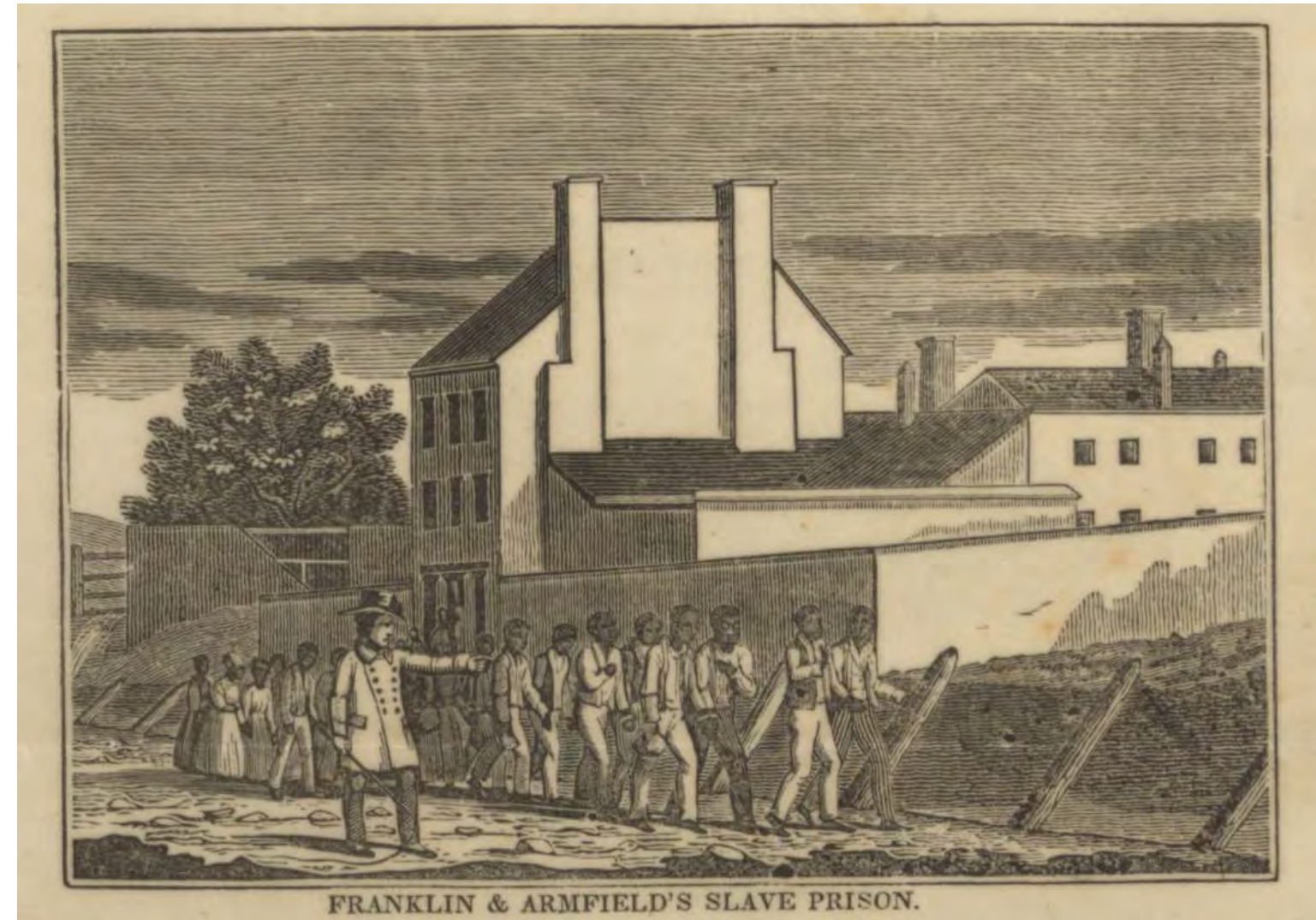


Engraving of the jail at Lumpkin's slave pen in Richmond. From Charles H. Corey's *A History of the Richmond Theological Seminary*

BUILDING HISTORY AND SIGNIFICANCE

1315 DUKE STREET AND SLAVE TRADE

- Built in 1812-13 by Alexandria merchant Robert Young as a private residence
- Leased in 1828 to Franklin & Armfield, a partnership formed by slave traders Isaac Franklin (1789-1846) and John Armfield (1797-1871)
- Armfield presided over the slave pen, supervised purchase agents, and organized transport while Franklin managed sales depots in New Orleans and Natchez
- The firm purchased 1315 Duke Street in 1832 converting it into a cruelly efficient facility for acquisition and confinement of enslaved people
- A broadside published by the American Anti-Slavery Society in 1836 provides an early image of the Franklin & Armfield slave pen
- After Franklin & Armfield leave in 1837, the property continues to be used by merchants engaged in the trafficking of enslaved people for another 24 years



Detail from the American Anti-Slavery Society broadside titled Slave market of America and published in 1836.

BUILDING HISTORY AND SIGNIFICANCE

CIVIL WAR PRISONS AND LATER FUNCTIONS

- During the Civil War, the slave pen was converted into a military prison and quarters, and a portion of the site was occupied by structures associated with the L'Ouverture Hospital and Contraband Barracks
- By the 1870s, all structures associated with the slave pen were razed with the exception of the dwelling house, the two-story outbuilding, and a portion of the building that served as a passage between the two
- For most of the twentieth century, the building functioned as an apartment building
- Early twentieth-century alterations included adding a half story over the main block and a third floor to the rear wing





PART 5

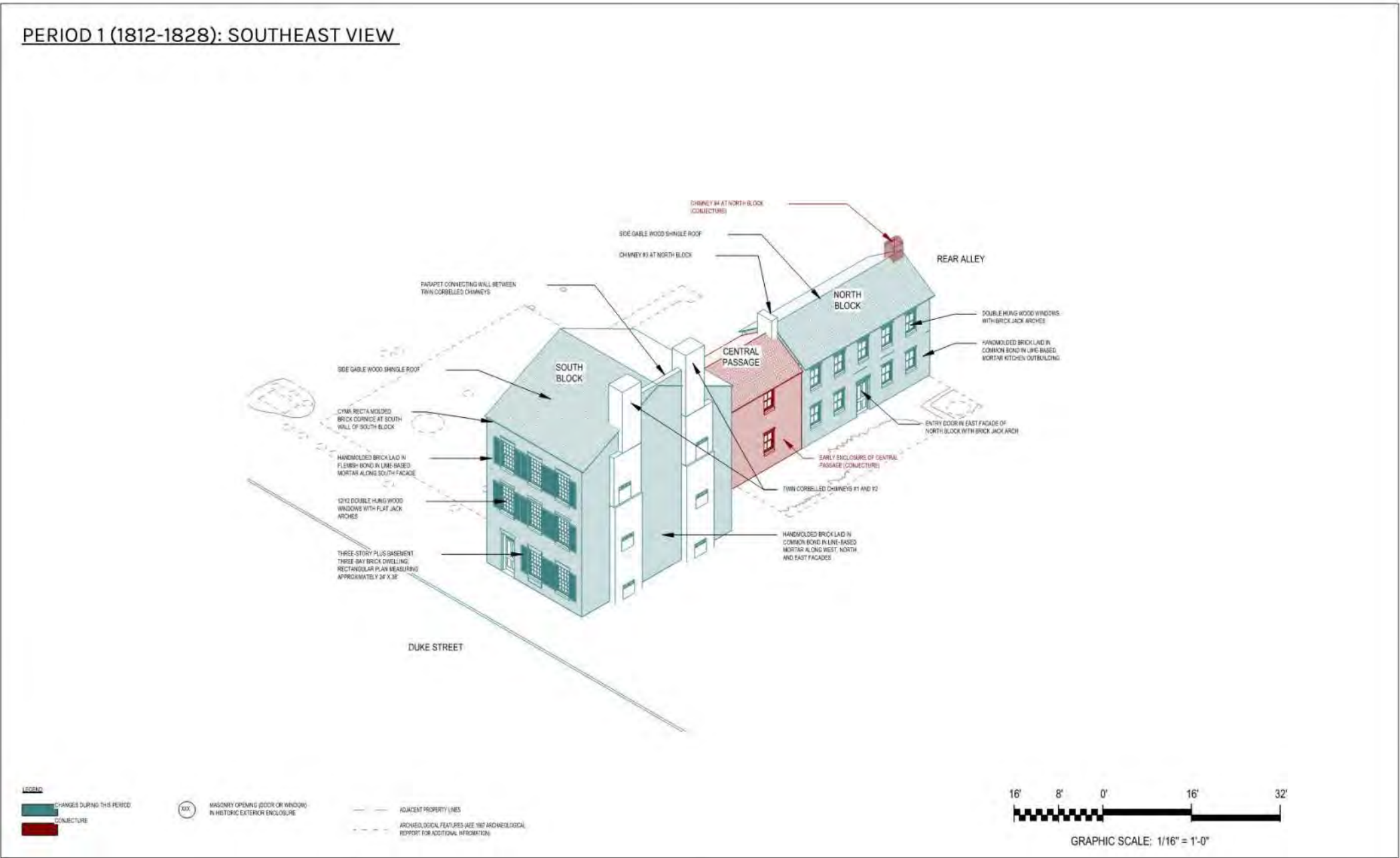
PERIODS OF DEVELOPMENT

PERIODS OF DEVELOPMENT

PERIOD 1: RESIDENCE (1812-1828)

- Townhouse is built and used as both a leased and owner-occupied residence
- Detached two story brick outbuilding constructed behind dwelling

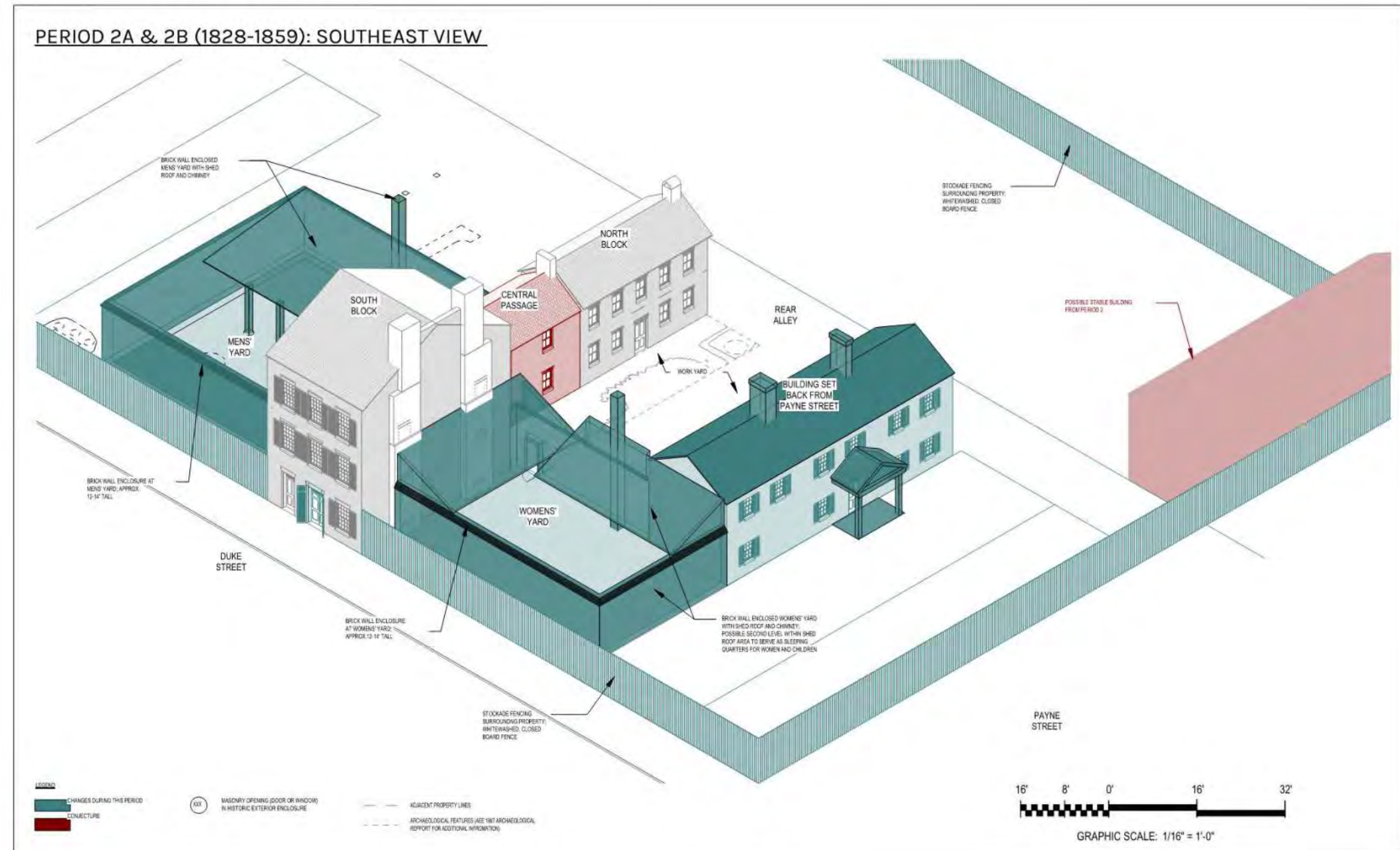
PERIOD 1 (1812-1828): SOUTHEAST VIEW



PERIODS OF DEVELOPMENT

PERIOD 2: SLAVE PEN (1828-1861)

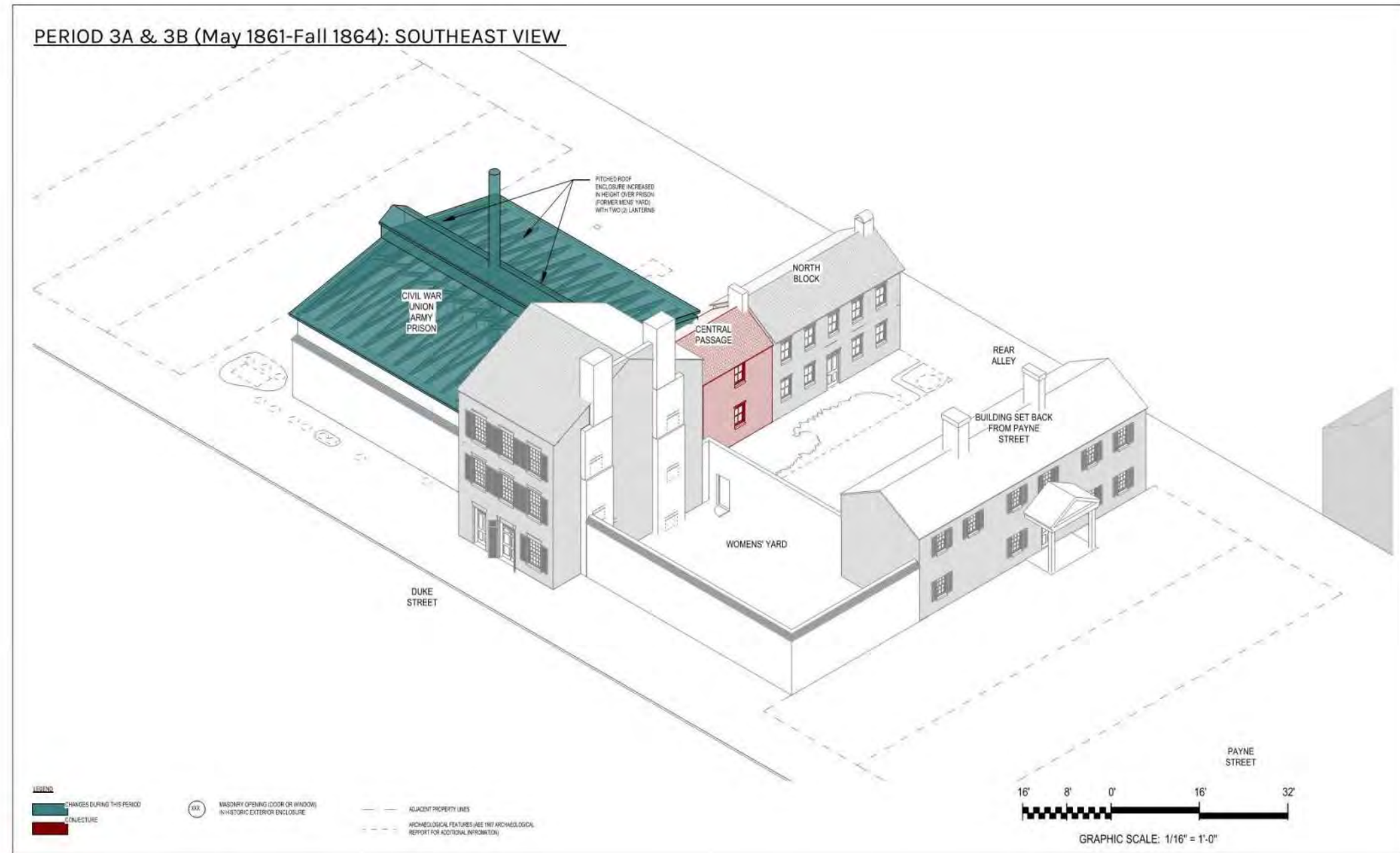
- Period where property was used as a center for interstate slave trade
- During this period, several iterations of slave trader partnerships utilized the property and made changes to the building and site to accommodate this function



PERIODS OF DEVELOPMENT

PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866)

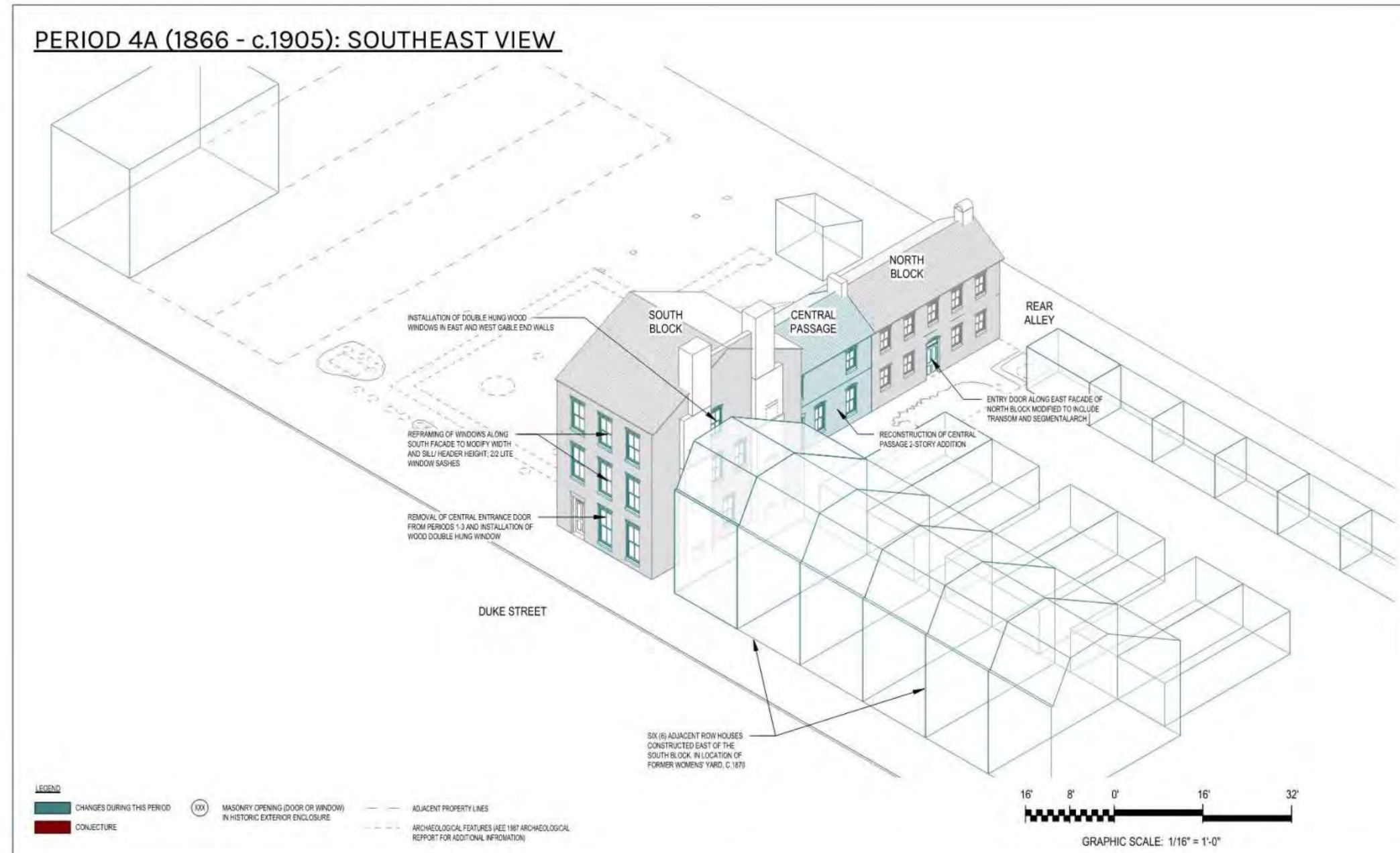
- The US Army liberated the former slave pen, then operating as Price Birch & Co.
- The Army then requisitioned the property and converted it into a military prison
- The former slave yards were used to incarcerate prisoners and the dwelling house was converted to officer's quarters while guards were housed in the outbuildings



PERIODS OF DEVELOPMENT

PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984)

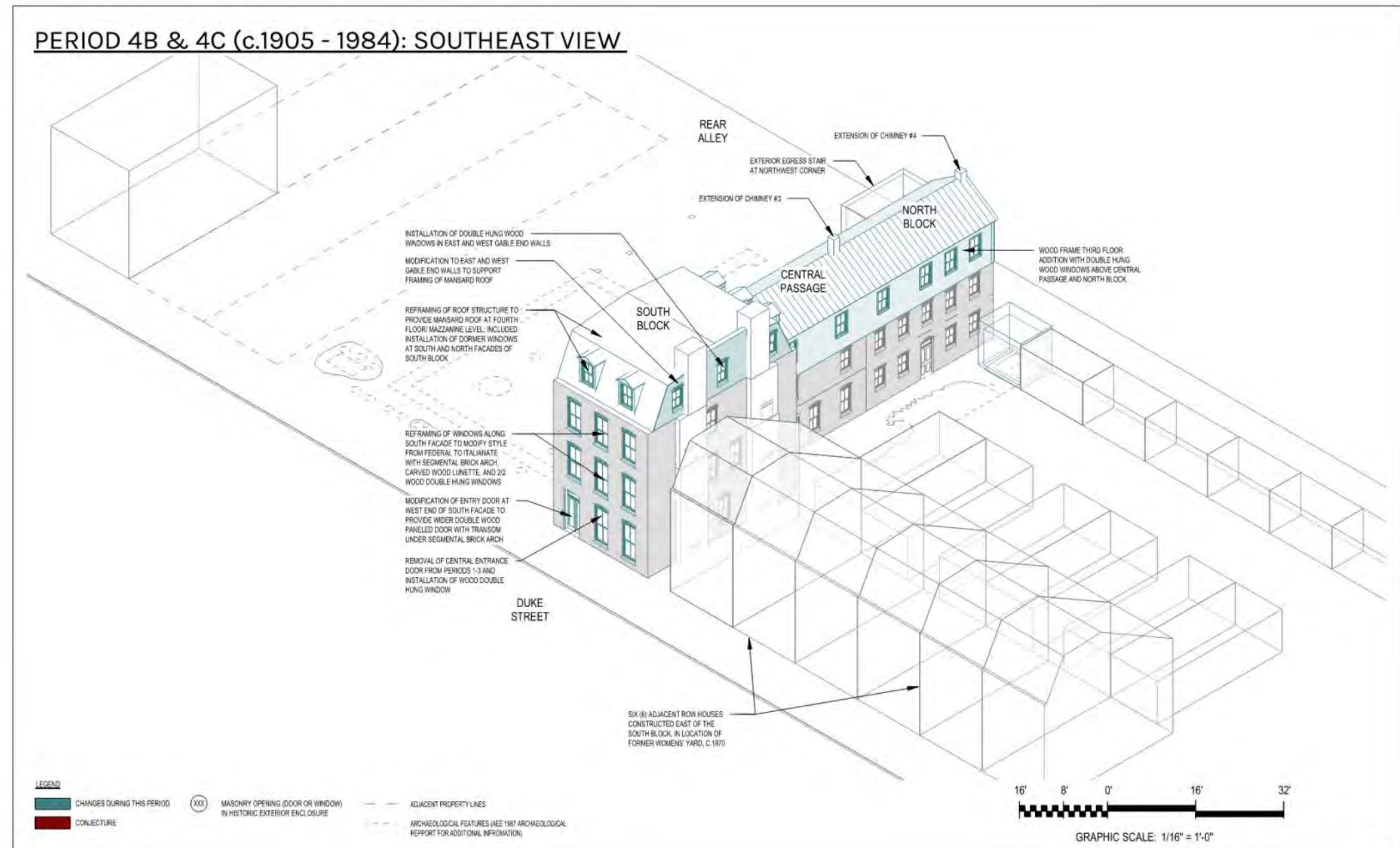
- Post Civil War years through the mid-1980's
- Many of the spaces and structures associated with the slave yard and US Army prison were removed



PERIODS OF DEVELOPMENT

PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984)

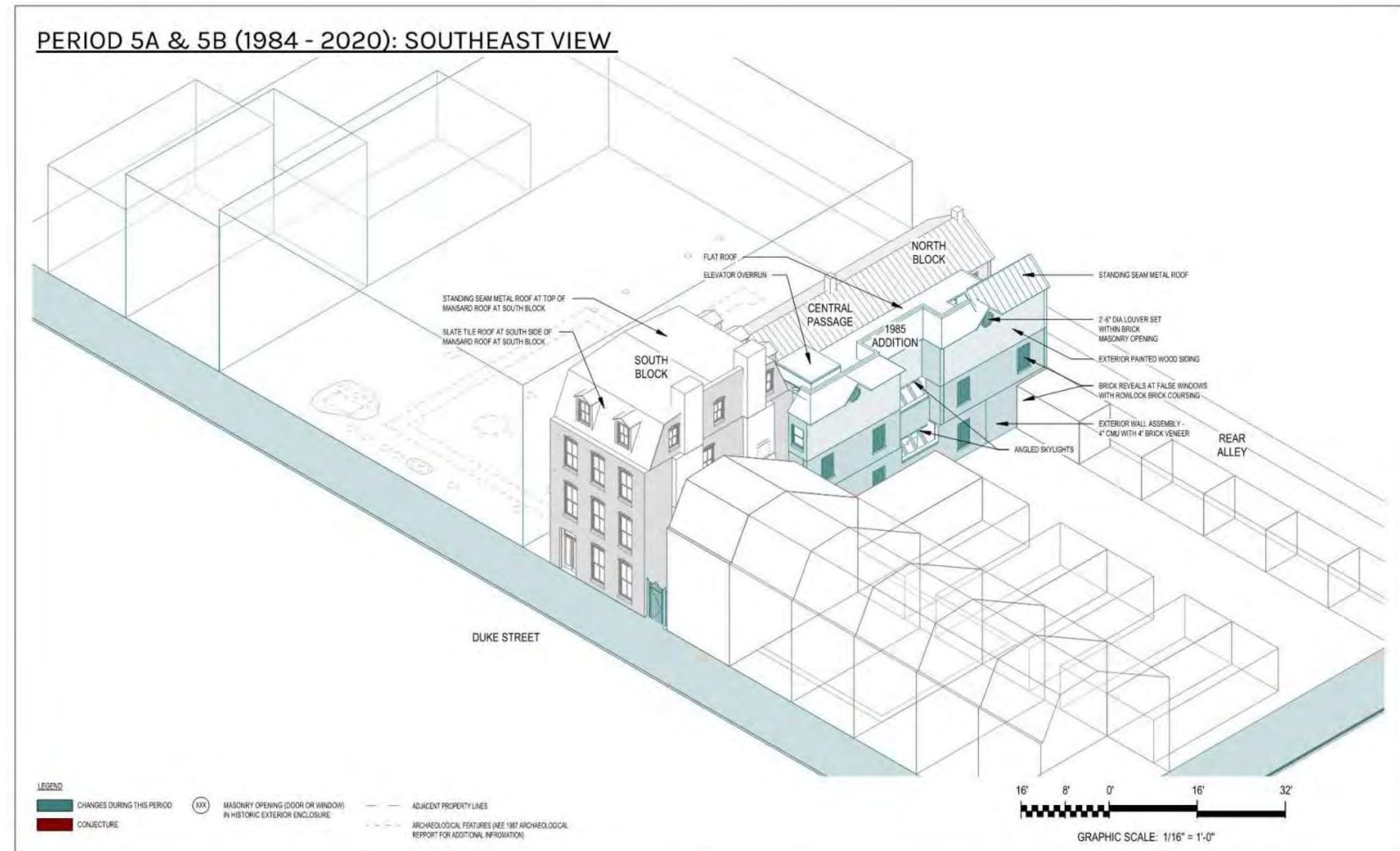
- The 19th century dwelling house was converted to a boarding house, then flats and finally an apartment building
- The property was transformed into a typical urban block of residential and commercial buildings representing multiple periods in the developmental history of Alexandria



PERIODS OF DEVELOPMENT

PERIOD 5: OFFICE BUILDING AND MUSEUM (1984-2020)

- Property acquired by J. Peter and Betty Dunston in 1984 and renovated/expanded to convert to an office building
- Prior to renovations, archaeological investigations were conducted
- In 1988 the building was dedicated as Freedom House in honor of Lewis Henry Bailey, a formerly enslaved man once confined in the slave pen
- Property purchased in 1997 by Northern Virginia Urban League
- 2020 COA Purchased building





PART 6 PERIOD OF SIGNIFICANCE

PERIOD OF SIGNIFICANCE

PERIOD 2 (1828-1861)

- Period of Significance for a property is based on the length of time that the resource made the contributions or achieved the character on which significance is based
- 1315 Duke Street is significant for its associations with Franklin & Armfield, once the largest slave trading firm in the US and the decades long affiliation with the domestic slave trade in VA
- The Period of Significance includes the years that Franklin & Armfield leased owned the property as well as its use as a slave pen by Price & Birch and other slave trade merchants



Scaled model by Bernard Kempinski, Alkem Scale Models - www.alkemscalemodels.com



PART 7

PHYSICAL DESCRIPTION AND INVENTORY


PHYSICAL DESCRIPTION AND INVENTORY


- All existing conditions of building exterior and interiors features captured in physical description and inventory
- Features are identified as contributing or non-contributing to the Period of Significance
- Matrices and photographs for every interior space are provided highlighting conditions of materials and approximate age
- This inventory serves as a guide for what can be removed and what must be maintained related to the Period of Significance


PHYSICAL DESCRIPTION


MUSEUM/ EXHIBITION 001

Location: Basement, South Block









Museum/ Exhibition 001, North Elevation

Museum/ Exhibition 001, East Elevation

Museum/ Exhibition 001, South Elevation

Museum/ Exhibition 001, West Elevation

SPACE INVENTORY

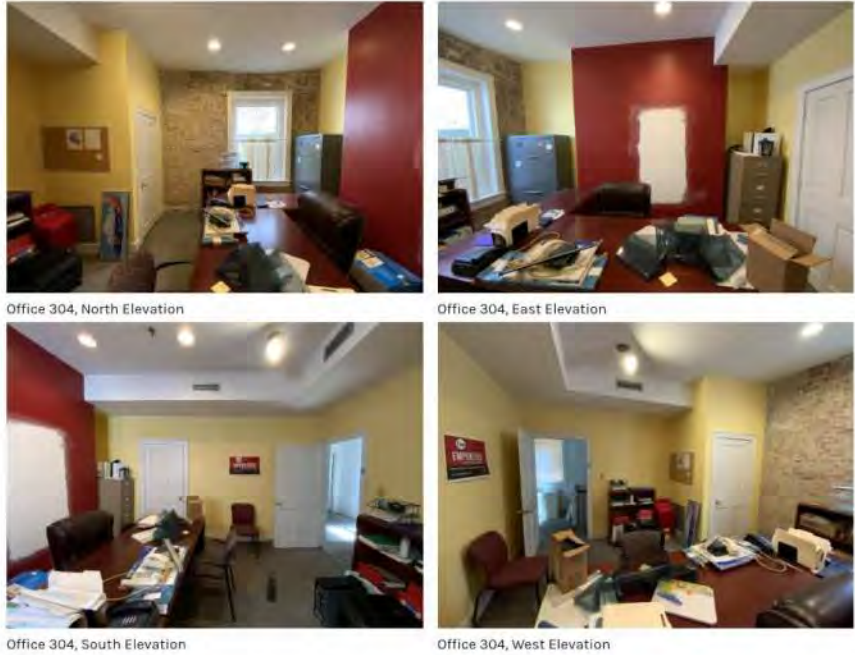
FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	exhibit space within historic basement measuring 16'-0" in the north-south direction and 21'-8" in the east-west direction	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	several changes made during Period 5, preceded by an archaeological investigation, which included excavations to lower floor and underpin existing brick masonry bearing walls with concrete curbing	C
Flooring	sealed concrete slab-on-grade	1985	5	1985 Dunston Property Renovation Drawings	basement was excavated and underpinned in 1985 to increase floor to ceiling clearance	NC

1315 Duke Street Historic Structure Report
June 30, 2021

203

OFFICE 304

Location: Third Floor, South Block



SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under carpet	1985	5A	1985 Dunston Property Renovation Drawings	Historic wood flooring exposed in Investigative Probe #13. See Appendix E.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



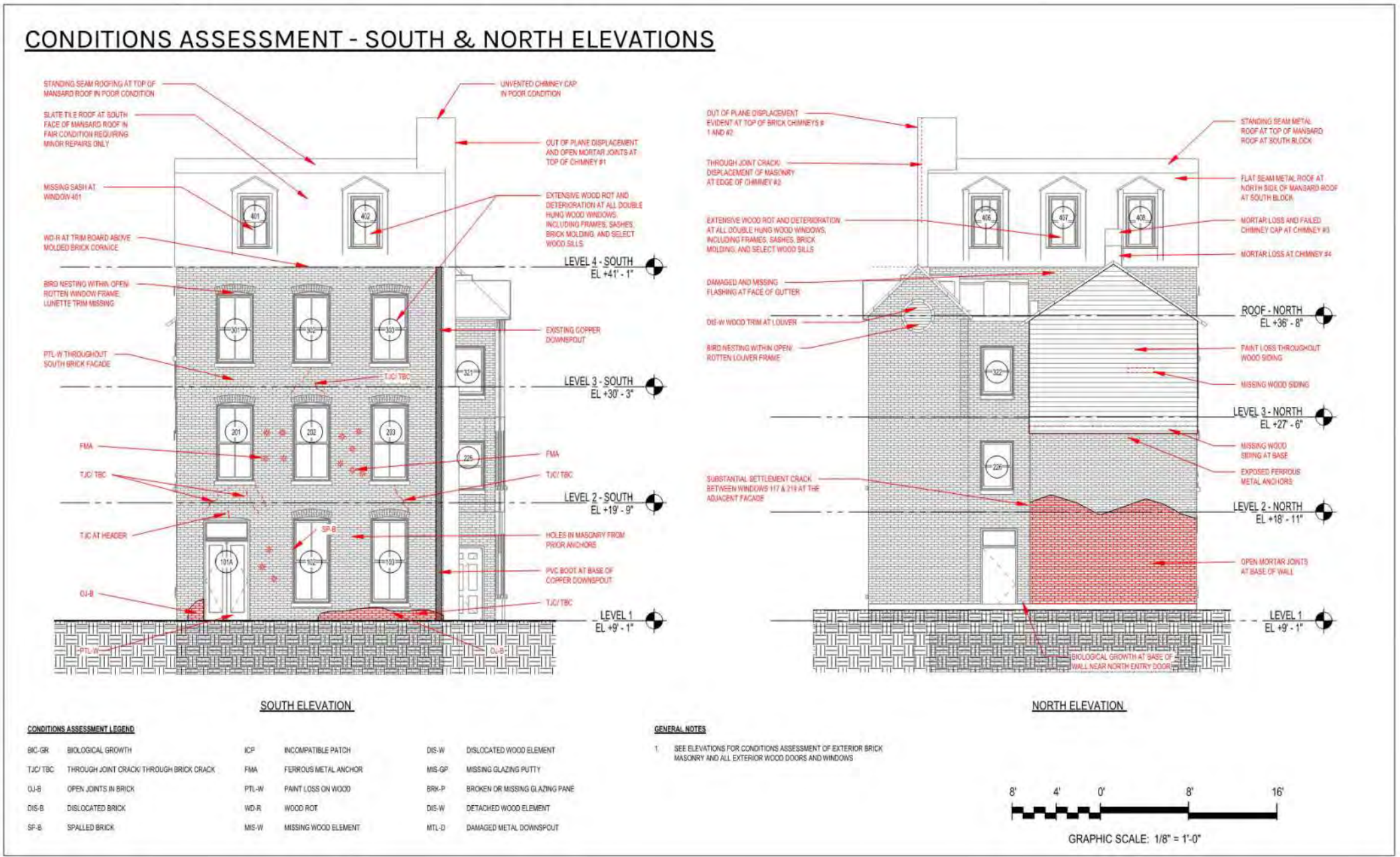
PART 8

CONDITIONS ASSESSMENT

CONDITIONS ASSESSMENT

All building systems and features were reviewed, and deficiencies identified. This included the following:

- Accessibility
- Exterior Envelope
- Interior Finishes
- Code Compliance
- Structural Capacity
- Mechanical
- Electrical
- Plumbing
- Life Safety
- Fire Protection





PART 9

WORK RECOMMENDATIONS

WORK RECOMMENDATIONS

ACCESSIBILITY

- Provide improved accessibility to site
- Improve accessible circulation within building
- Provide virtual tour for those not able to access exhibits

ARCHITECTURAL – EXTERIOR

- Implement exterior masonry repairs and re-pointing
- Repair and repaint wood siding
- Restore/replace existing windows and make operable
- Repair/replace flashing and parts of roofing
- Re-point and repair chimney and provide chimney caps
- Repair/replace gutters and downspouts

ARCHITECTURAL – INTERIOR

- Correct Stair 1 floor deflection
- Repair ceiling damage on third floor and fourth floor

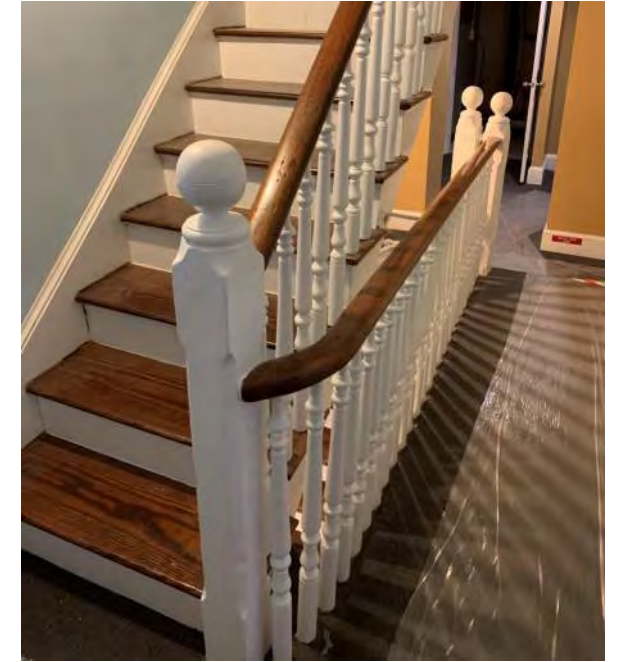
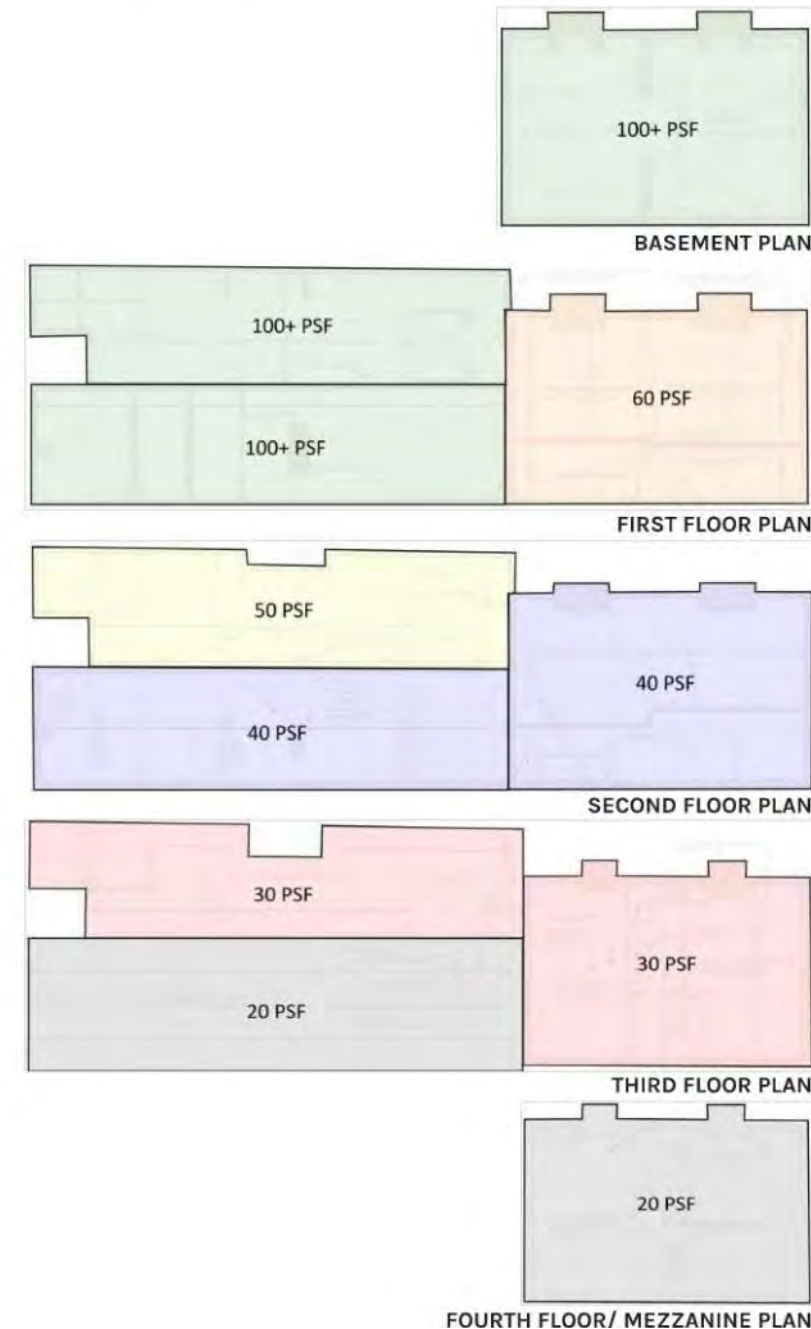


WORK RECOMMENDATIONS

STRUCTURAL

- Select rebuilding of the masonry at areas of localized cracking and displacement
- Further study Chimney 1 and 2 to evaluate lateral displacement
- Re-evaluate occupancy and live load at next phase
- Provide localized reinforcement at Stair 1
- Conduct code required seismic evaluation

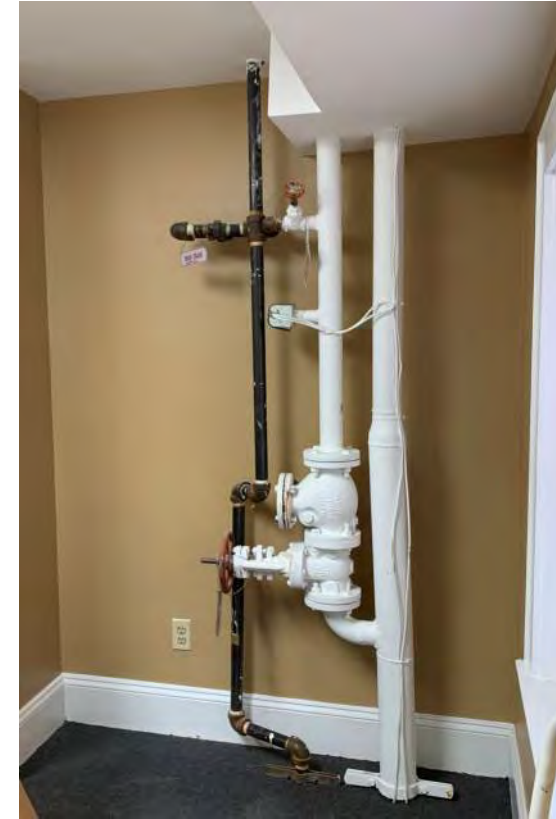
LIVE LOAD CAPACITY DIAGRAMS



WORK RECOMMENDATIONS

MECHANICAL/ELECTRICAL/PLUMBING

- Relocate toilet exhaust
- Provide cooling & dehumidification of server room
- Provide proper building pressurization
- Provide mechanical system environmental controls & monitoring
- Domestic hot water heater: replace the electric water heater which is beyond end of life
- Correct waste vent routing
- Consolidate electrical services
- Provide proper working clearance at electrical equipment & panels
- Emergency battery backup for architectural lighting
- Automatic lighting controls



LIFE SAFETY, FIRE PROTECTION, FIRE ALARM

- Implement robust building code evaluation to review life safety and egress during next phase of design
- Obtain code modification approval for third floor historic wood cladding
- Correct fire sprinkler spacing and installation deficiencies
- Correct fire alarm system deficiencies





PART 10 TREATMENT AND USE OPTIONS & RECOMMENDATIONS

TREATMENT AND USE OPTIONS

The Office of Historic Alexandria intends to renovate the building to be fully utilized as a Museum that tells the story of the slave trade on the site, within the Chesapeake Region, and across the US. The interior spaces would be used for exhibit space, museum support spaces, a research center, offices and other uses determined by master planning and through community engagement.

Treatment #1

RESTORATION TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861)

Replicate as much as possible the configuration of the site and building to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will remove previous alterations and additions to the building to achieve this goal.

Treatment #2

RESTORATION OF SOUTH FAÇADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2), REMOVING MANSARD ROOF AT SOUTH BLOCK

Restore the front facade and South Block roof to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will provide a full restoration of the south facade of the South Block, accurately depicting the front facade to the Slave Pen period, but will result in a loss of usable interior space at the fourth floor/ mezzanine level.

Treatment #3

RESTORATION OF SOUTH FAÇADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2), RETAINING MANSARD ROOF AT SOUTH BLOCK

Restore the front facade to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will also maintain the mansard roof at the South Block which does not date to the Period of Significance (Period 2: 1828-1861).

Treatment #4

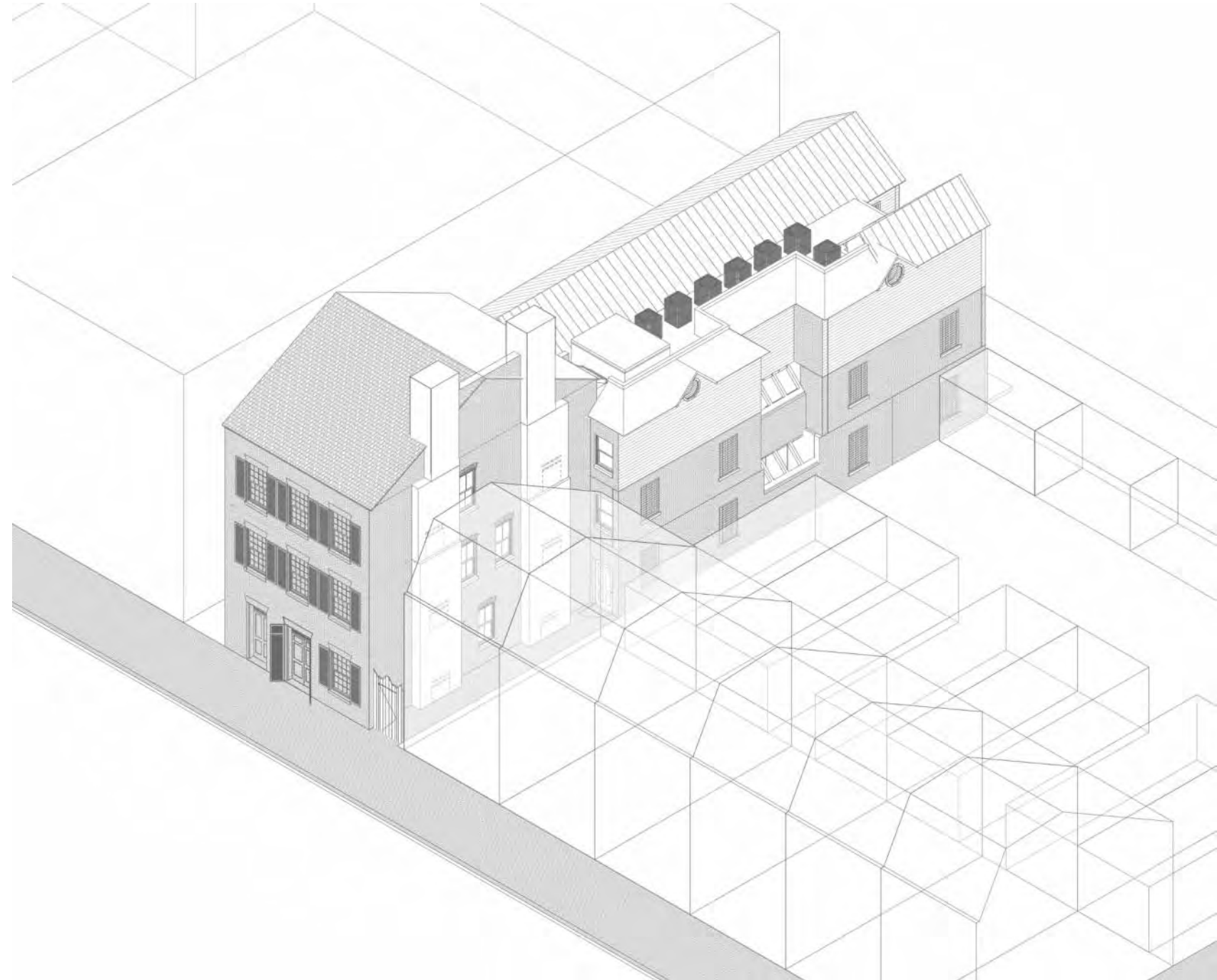
REHABILITATION

The existing historic and non-historic fabric will remain allowing for the greatest flexibility in the use and interpretation of the site and building.

RECOMMENDED TREATMENT AND USE

At the conclusion of all research, documentation, and analysis undertaken to complete this HSR, SmithGroup recommends that the City of Alexandria pursue Treatment Option #2 which includes full restoration of the south facade of the South Block to the Period of Significance (Period 2: 1828-1861) and removal of the later mansard roof with dormer window addition above this portion of the historic structure.

As documented in this HSR, limited historic fabric remains from this time period and the majority of the remaining historic fabric is found in the masonry and framing of the South Block. Following a comprehensive restoration and rehabilitation of this Historic Landmark, much of the structure preserved will be from a later time period. This front facade presents the greatest opportunity for interpretation of this structure to the Period of Significance along the most prominent and publicly visible facade. There will be a loss of a small portion of occupied space on the fourth floor/ mezzanine of the South Block, but the opportunity to restore the front facade of this structure to accurately reflect the Period of Significance outweighs the impacts from the removal of this later 20th century addition.





PART 11

FURTHER RECOMMENDATIONS AND STUDIES

FURTHER RECOMMENDATIONS AND STUDIES

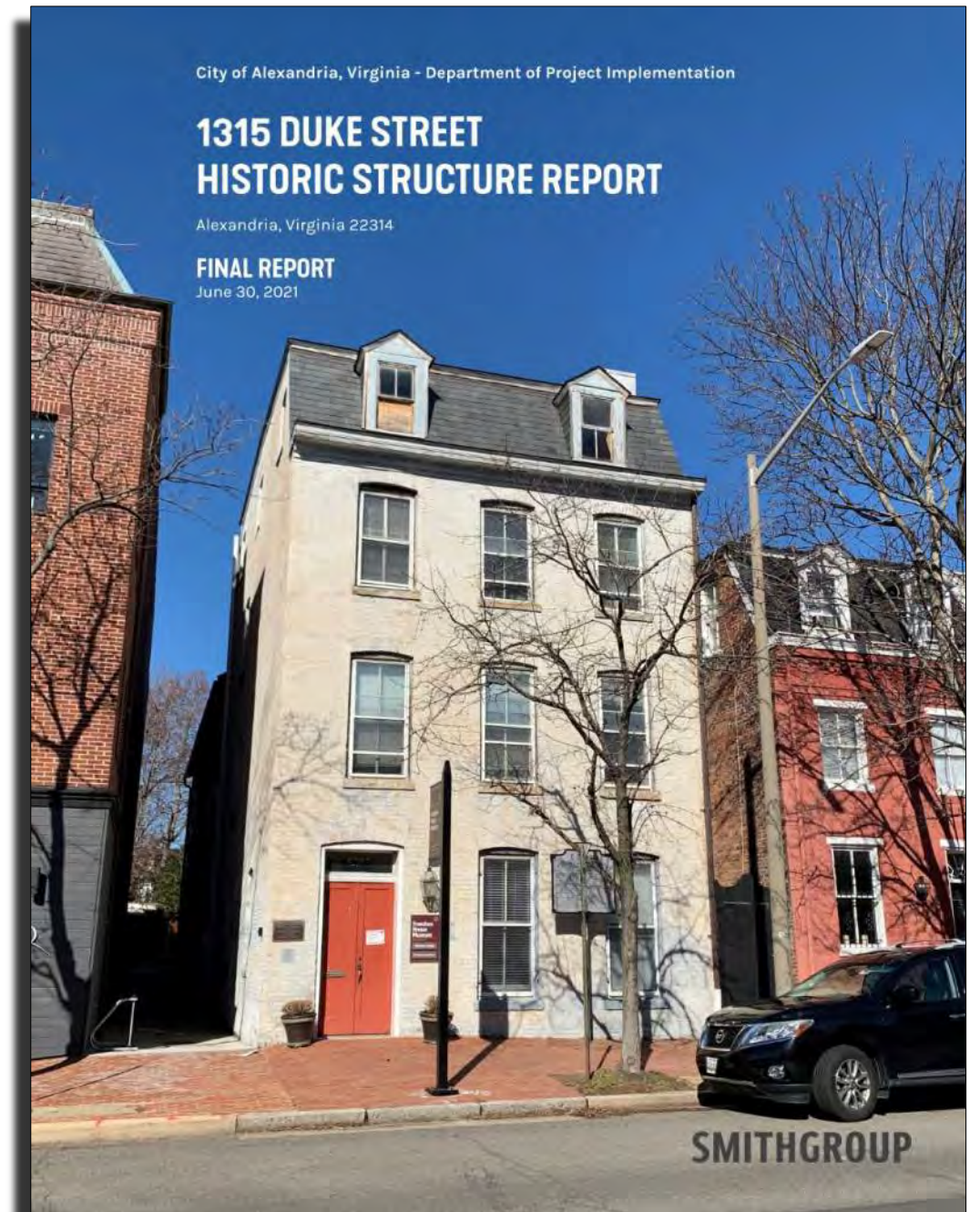
- **ADDITIONAL PAINT AND FINISH ANALYSIS** – Provide additional targeted paint and finish sampling and testing to further clarify what period of development certain existing building elements fall within.
- **ADDITIONAL INVESTIGATIVE PROBES** – Provide additional targeted probes to confirm existing flooring, verify Stair 1 construction and supports, clarify opening 211 infill, and confirm structural framing
- **ARCHAEOLOGY INVESTIGATION AT CENTRAL PASSAGE** – Further study area below Corridor 105, Restroom 106, Restroom 108 and Kitchen 110 to clarify building development. This investigation would be quite disruptive given the required demolition of the existing concrete slab.
- **ADDITIONAL RESEARCH TOPICS** -
 - Railroad Use As Slave Transport – Was it used related to 1315 Duke Street Slave business
 - Twentieth Century Building History – Conduct oral histories to gain a better understanding of the 20th century history of the existing building



NEXT STEPS AND MASTER PLANNING

- MUSEUM OPENING IN SPRING 2022
- MASTER PLANNING
- FUNDRAISING
- DESIGN
- RESTORATION AND RE-OPENING
- ADDITIONAL INFORMATION

For more information about 1315 Duke Street and to download a copy of the complete Historic Structure Report and its accompanying Summary Document please visit:
<https://www.alexandriava.gov/FreedomHouse>





THANK YOU!
QUESTIONS?